

**Policy and Land Use Amendment in Altadore (Ward 8) at 2039 – 34 Avenue SW,
 LOC2023-0206**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.16 acres ±) located at 2039 – 34 Avenue SW (Plan 4530AC, Block 3, Lots 19 to 20) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use – General (MU-1f3.0h16) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 OCTOBER 19:**

That Council:

1. Give three readings to **Proposed Bylaw 89P2023** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 254D2023** for the redesignation of 0.07 hectares ± (0.16 acres ±) located at 2039 – 34 Avenue SW (Plan 4530AC, Block 3, Lots 19 to 20) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use – General (MU-1f3.0h16) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a four-storey mixed-use development comprising commercial/retail uses at grade with residential uses above.
- The proposal would allow for an appropriate building form and set of uses along a Main Street and is in keeping with the Neighbourhood Main Street policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would allow for additional housing options for inner-city living with access to transit and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would promote residential, commercial and employment opportunities to activate this part of Altadore (i.e., south side of 34 Avenue SW).
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southwest community of Altadore, was submitted by Horizon Land Surveys on behalf of the landowner, Parasol Properties Limited on 2023 July 19.

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The 0.07-hectare (0.16 acre) site is a vacant mid-block parcel located on the south side of 34 Avenue SW, less than one-minute walk east of 20 Street SW. The proposed policy amendment to the *South Calgary/Altadore ARP* would change the land use classification from 'Residential Medium Density' to 'Community Mid-Rise'. The proposed Mixed Use – General (MU-1f3.0h16) District would allow for a mixed-use development at a maximum building height of 16 metres, up to four storeys. The proposed MU-1 District would also allow for a maximum building floor area of approximately 1,950 square metres adjacent to a Main Street (34 Avenue SW).

No development permit application has been submitted at the time of writing this report, however, as noted in the Applicant Submission (Attachment 3), the intent is to apply for a development permit for a mixed-use building comprising a mix of commercial uses at grade with residential dwelling units above.

A detailed planning evaluation of the application, including location maps and site context is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed policy and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant delivered approximately 65 postcards to residents within a 90-metre radius of the subject site to discuss the application in person with residents.

The applicant also reached out to the Marda Loop Community Association (CA) and the Ward 8 Councillor's Office to share the project information. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received two letters of opposition and one letter of support from the public. The letter of support stated that the vacant lot which has been empty for a decade will be put to good use while the letters of opposition included the following areas of concern:

- unavailability of on-street parking, including traffic and pedestrian safety issues due to the additional density and commercial use proposed; and
- increased deterioration of the adjacent lane way and need for the developer to cover the cost of construction and restoration.

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The Marda Loop CA replied to Administration's request for comments and indicated no comments. The CA did not provide an additional response.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate based on the following reasons:

- the site is located along a Main Street, and fits within the local context of the commercial, retail and residential uses in the surrounding area and along 34 Avenue SW; and
- with the narrow configuration and size of the parcel which would only allow for a maximum building floor area of 1,950 square metres, a moderate development form could be achieved with a slight increase in height that will transition with minimal negative impact on surrounding land uses.

The building and site design, number of units, on-site parking and laneway access will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the policy and land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use district would allow for additional housing options and may better accommodate the housing needs of different age groups, lifestyles and demographics towards fostering an inclusive community.

Environmental

The application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged through the development permit application.

Economic

The ability to moderately increase density in this location would make for more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

Planning and Development Services Report to
Calgary Planning Commission
2023 October 19

ISC: UNRESTRICTED
CPC2023-1079
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ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 89P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 254D2023**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform